



COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda

November 3, 2021

Board Meeting Room at 6:30 p.m.

1. Call to Order- Chairman Flint
2. Pledge of Allegiance and Invocation- Commissioner Sheets
3. Approval of Minutes from October 5, 2021, Regular Meeting
4. Public Hearing

Rezoning Case

REZ21-227 Bill V. Neff, 3570 N Valley Pike, Rockingham VA, 22802. Requests a proffer amendment to a 31.76-acre portion of a 32.76-acre parcel, located on the west side of Kratzer Rd. (Rt. 753) north of Pulses Hill Lane (Rt. 908). Property is zoned I-1C, General Industrial with Conditions. The Comprehensive Plan identifies this area as Industrial. Tax map # 94-(A)-L110. Election District #2.

Ordinance Amendment

OA21-244 Request to amend Section 17-607, supplemental standards for the use warehouse in the A1 and A2 districts. The request is to remove the requirement that it be in an agricultural structure more than three years old and to allow a business to operate inside the structure.

5. Unfinished Business – *None*.
6. New Business –
 - A. 2022 Commission Meeting Schedule & Inclement Weather Policy – Adoption
7. Ongoing Business
 - A. City Planning Commission Liaison Report: October 13– Commissioner Loomis
 - B. Upcoming City Planning Commission Liaison Report: November 10– Commissioner Harvey
8. Staff Report Overview
9. Adjournment

PLANNING COMMISSION

MINUTES

October 5, 2021

The Rockingham County Planning Commission met on Tuesday, October 5, 2021, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Kevin Flint, Vice Chairman Bill Loomis Commissioner Michael Harvey, Commissioner Rodney Burkholder and Commissioner Keith Sheets. Staff members present were Director of Community Development, Rhonda Cooper; Zoning Administrator Kelly Getz; Planner, Kayla Yankey; and Secretary, Jessica Diaz

At 6:31 p.m., Chairman Flint called the meeting to order.

Commissioner Harvey offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Commissioner Loomis, and seconded by Commissioner Burkholder the September 7, 2021, regular minutes were approved with a 5-0 vote.

PUBLIC HEARING

Rezoning Cases

REZ21-226 Eastside Self Storage, LLC, C/O Kenneth Wood, 11658 Model Rd, Elkton VA 22827. Requests to rezone 0.678 acre from A-2 General Agricultural to B-1 General Business. Located on the south side of Model Road (Rt. 640) approximately 0.25 mile east of Mt. Olivet Church Road (Rt. 644). Election District 5. Tax Map 129-(A)- L71 & L71A.

Mr. Getz presented the request stating that this proposal is for a recreation vehicle storage beside an existing mini-storage facility. When Recreational Vehicle Storage is the sole use, it is prohibited within the B-1 district, but it is permitted, if it is part of a mini-storage facility and is within a screened area as specified in the Zoning Ordinance's Development Standards.

Commissioner Loomis asked if the dwelling was still on the property, and Mr. Getz confirmed it had been demolished.

Commissioner Harvey asked if a fence would be required around the facility. Mr. Getz stated that it would be need to screened in accordance with Chapter 17 Article VII.

At 6:35 p.m., Chairman Flint opened the public hearing.

At 6:36 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Flint closed the public hearing.

Commissioner Sheets motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Loomis seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

REZ21-232 Altitude JMU II, LLC, 2402 Liesfeld Pkwy, Glen Allen, VA 23060. Requests to rezone an 8.8-acre parcel from A-2 (General Agricultural District) to PMF-C (Planned Multifamily District with Conditions) and PMF-C to PMF-C (Revised Conditions). Located northwest of the intersection of Apple Valley Rd. (Rt. 726) and Stone Port Dr. Tax Map 125-(A)- L14 & 125-A-L6A. Election District 4.

Ms. Cooper presented the request giving background information on Altitude I. Altitude I was rezoned in 2016, and Altitude II is the primary focus of this PMF rezoning request. This is a proposal for a 2.7-acre addition immediately west of Altitude I. The entire site will function as one with shared common areas. Altitude II will have 73 one-bedroom units and 29 two-bedroom units within the 5-story structure. Parking would be in the rear, similar to the existing Altitude I. The project is in 2 phases, with the parking lot construction being Phase 1 and the building construction being Phase 2. Ms. Cooper stated that the existing entrance off Apple Valley Rd will be relocated so that the entrance aligns with Stone Port Dr, the current entrance is offset.

At 6:43 p.m., Chairman Flint opened the public hearing.

Seth Roderick, Monteverde Engineering and Design Studio, spoke representing the applicant. Mr. Roderick stated that the change of access was one of the elements that was originally proposed for Altitude I but could not get a right-of-way agreement with the adjoining landowner. Now that the land is owned by the applicant the entrance can be aligned. The streetscape will be the same as in Altitude I. He stated that this is a straightforward request for a multi-family project, utilities have been verified, stormwater will be handled underground and will mirror phase I. He gave information on the difference in Phase I (Altitude I) and Phase II (Altitude II). Phase I is 140 units, and Phase II is 102 units. 70% will be one-bedroom units, and 30% will be two-bedroom units. He stated that a recent housing study states a need for one- and two-bedroom units. Over time as the building becomes unfavorable to students it transfers well to accommodate this need.

Commissioner Loomis asked about the overflow parking. He said that it appeared that cars were double parked down the road with a sign showing overflow parking. Mr. Roderick said the parking was a concern during the first year, during COVID there were no issues, but knew with full occupancy the concern would arise again. Prior to this term, Monteverde worked with Staff to allow for an early grading plan. If the rezoning is approved by the Board of Supervisors, Staff will be able to review the site plan. Once the site plan is approved, they plan to expedite getting the parking area constructed.

Commissioner Flint asked how soon the building site plans will be submitted. Mr. Roderick said that they will begin their site plan once the rezoning request is approved, and there is no intention of the plan “sitting on the shelf”.

Commissioner Harvey asked if there was intention of these units being used a short-term rental. Mr. Roderick said that the demand is there for one-year leases. He stated that there were occasional short-term leases last year when there were fewer students, but that is not the intent with this proposal.

At 6:49 p.m., seeing as there was no one to speak in opposition to the rezoning, Chairman Flint closed the public hearing.

Ms. Cooper gave staff’s recommendation of approval stating that the existing Altitude I apartments and amenities and the proposed Altitude II would function as one unified development. This proposal lies within the Stone Spring Urban Development Area and is consistent with the Comprehensive Plan.

Commissioner Harvey motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Sheets seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

REZ21-239 Atlantic Breeze LLC, Mulligan's Golf Center, 141 Carpenter Ln, Harrisonburg VA 22801. Requests to rezone 12.67 acres from A-2 General Agricultural to B-1-C General Business with Conditions. Located 700' east of S. Valley Pike and south of the end of Carpenter Lane. Election District 2. Tax Map 123-(A)- L98B1.

Ms. Yankey presented the request explaining that the applicant is looking to expand the structures on their property to meet the demand for their growing business. Under the 2014 Zoning Ordinance In the A-2 General Agricultural Zoning District, the business is a non-conforming use; therefore, an expansion cannot be completed unless the property is rezoned to B-1 General Business. Harrisonburg City Public Works requested that the applicant complete a Traffic Impact Determination Form in order to evaluate the "highest and best use" of the parcel if rezoned to B-1. To satisfy this comment the applicant has proffered that all traffic-generating uses will be limited to a gross square footage that, when combined with the existing trips generated by other uses of the site, will not generate more than 131 vehicle trips in either the AM or PM peak hour, as calculated using the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.

At 6:53 p.m., Chairman Flint opened the public hearing.

Ed Blackwell, Blackwell Engineering, spoke representing the applicant. He explained that the applicant was present to answer any questions about the business that has been operating for decades. In 1991 this was a by right use, but with the new ordinance it is not permitted. They intend to do an expansion of the pro-shop and driving range, and with the surrounding properties being business he finds this rezoning to make sense.

Nancy White, property owner, spoke in favor explaining that she has owned the property for 19 years and there is a growing need for a larger golf shop and bringing technology to the driving range, comparing this to a tiny Top Golf. Mr. Blackwell shared parts of the construction drawings with the commission.

Commissioner Harvey asked if there was any proposed lighting. Mr. Blackwell stated that there is existing lighting on site.

At 6:57 p.m., seeing as there was no one to speak in opposition to the rezoning, Chairman Flint closed the public hearing.

Ms. Yankey presented the staff recommendation of approval stating that this proposal is consistent with the Comprehensive Plan and the Stone Spring Urban Development Area Plan, and the Comprehensive Plan strategy and policy to support the retention and expansion of an existing business operating in the County.

Commissioner Sheets asked when the land containing the miniature golf was acquired from the City, and Ms. Cooper explained that it was a few months ago. Mr. Blackwell said this allows the entire complex to be located within the County.

Commissioner Loomis asked if the parking lot will be large enough. Mr. Blackwell said that they have reserved land for additional parking if it is needed.

Commissioner Burkholder motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Harvey seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

Ordinance Amendments

OA21-241 Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section Table 17-702.05. Parking Requirements by Use for Public Safety Facility to be determined during the site plan review.

Mr. Getz presented the staff generated ordinance amendment to change the parking requirements for the use Public Safety Facility. The County fire station would be required to have 45 parking spaces under the current ordinance, but there are not any assembly areas and only 19 spaces are needed to fulfil staff and visitor needs. Instead of a one size fits all requirement this amendment would allow a case-by-case analysis.

Commissioner Sheets asked if there will be other changes in the parking ordinance within other use types. Mr. Getz explained that this has been something discussed and considered with staff for a long time. This could eliminate large impervious areas that aren't needed.

Commissioner Loomis asked what would be considered a Safety Facility, Mr. Getz answered Fire Station or Rescue Squad.

At 7:06 p.m., Chairman Flint opened the public hearing.

At 7:07 p.m., seeing as no one was present to speak in favor or opposition, Chairman Flint closed the public hearing.

Commissioner Burkholder motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Commissioner Sheets seconded the motion.

On a roll call vote of 5-0, the Commission recommended the approval of this ordinance amendment.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ONGOING BUSINESS

A. City Planning Commission Liaison Report

Chairman Flint informed Commissioners that there was no meeting held for September 8th Harrisonburg City Planning Commission Meeting.

B. Upcoming City Planning Commission Liaison Report

The liaison for the October 13 Harrisonburg City Planning Commission Meeting is Commissioner Loomis.

STAFF REPORT OVERVIEW

Ms. Cooper had nothing new to present from the staff report, but informed Commissioners of the new hires within the Community Development department.

Commissioner Flint asked Ms. Cooper on an update of the solar ordinance currently being reviewed by the Board.

ADJOURNMENT

At 7:14 p.m., having no further business, the Commission adjourned

Minutes approved by the Commission on _____, 2021 by:

Kevin Flint, Chair

Jessica Diaz, Secretary



Rockingham County
Department of Community Development

Rezoning Case Report

REZ21-227

Bill V. Neff

Location	North of Pulses Hill Ln (Rt 908) on west side of Kratzer Rd (Rt 753)
Tax Map#	94-(A)- L110
Acreage	31.76 acres
Present Zoning	I-1C
Proposed Zoning	I-1C (amendment to proffers)
Election District	2
Comprehensive Plan	Industrial Use within Urban Growth Area
Staff	Recommendation of approval October 6, 2021
Planning Commission	
Board of Supervisors	

OVERVIEW

The Board of Supervisors approved a request, REZ17-316, on January 24, 2018, rezoning the northern 14.31 acres of the 32.759-acre subject parcel from A-2 to I-1 with conditions. On February 27, 2019, the Board of Supervisors approved a request, REZ19-004, that an additional 17.453 acres of the same parcel be rezoned to I-1C with separate proffered conditions, leaving an approximately 1-acre residual parcel zoned A-2.

The proposed proffer amendment is for 31.76 acres, all currently zoned I-1C. The 1-acre portion that encompasses the existing single-family dwelling with direct frontage on Kratzer Road would remain A-2 General Agriculture. The proposed proffers (see attached Proffers) would supersede previous proffered conditions. New uses not previously proffered are Motor vehicle repair shop and sales lot and Seed and Feed store. Proffers uses removed were Truck Driving School, Sports Complex, and Millwork Operation.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

The Comprehensive Plan designates this area as Industrial Use with uses including distribution centers, wholesale and warehouse establishments, research and development companies, flex space, and offices. Accessory commercial uses are also permitted, including lunchrooms and delis within employment buildings, and business service uses: copy shops, mailing centers, equipment rental, and computer and equipment repair shops. The proffered uses are all permitted within the I-1 zoning district, whether by right or by special use.

FIRE AND RESCUE

This request is located within Hose Company #4 Fire Department and the Harrisonburg Volunteer Rescue Squad's respective first due areas. Our office has no comments on the rezoning. Any development will be required to meet the requirements of the Rockingham County Fire Prevention Code.

ROCKINGHAM COUNTY PUBLIC SCHOOLS

RCPS has no comments.

BUILDING SERVICES

Building Services has no comments.

PUBLIC WORKS

Public Works has no comments on the proposed rezoning. The applicant is listing private water and sewer for the lots and extensions for public water and sewer facilities are not practical. Public water is located approximately 3,500' from the site and public sewer is approximately 8,500' from the site.

ENVIRONMENTAL SERVICES

Environmental Services has no comments.

VIRGINIA DEPARTMENT OF HEALTH

VDH had no comments on the rezoning. The applicant will need to have a septic system and well approval(s) for any proposed business usage that will occur at the sites in the future.

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT Site Specific Comments:

Rte. 753, Kratzer Road, is an unposted Major Collector roadway having a published traffic count of 2,300 vehicles per day (2019). VDOT is not opposed to the proposed amended proffer agreement. The additional allowable use is not expected to significantly increase the potential traffic. VDOT has evaluated specific entrance options of this property in the past. A commercial entrance will be permitted once the land use is known, and a site plan has been approved.

VDOT General Comments:

Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site-specific conditions. If any work is required on VDOT right-of-way, a VDOT Land Use Permit is required. The permit is issued through the Harrisonburg Residency office.

STAFF: Recommendation of Approval**October 6, 2021**

Appropriate uses for Industrial specified in the Comprehensive Plan include distribution centers, wholesale and warehouse establishments, research and development companies, flex space, and offices. Accessory commercial uses are also permitted, including lunchrooms and delis within employment buildings, and business service uses: copy shops, mailing centers, equipment rental, and computer and equipment repair shops. Staff finds that the proffered uses in this rezoning request are consistent with the Comprehensive Plan, and the 2014 Zoning Ordinance.



Bill V Neff Rezoning Request



PC Hearing Date:

11/3/21

REZ#21-227



Proffer Statement

Re: Bill V. Neff

September 14, 2021

Tax Map Number 94-(A)-L110

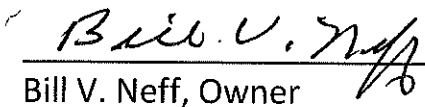
I, Bill V. Neff, hereby proffer that the use and development of this property shall be in strict accordance with the following conditions:

1. A 20' wide strip of land running the length of the property along Kratzer Road will be dedicated to public use and will be shown on the subdivision plat.
2. There shall be no more than seven(7) lots created including the residual parcel containing the existing home site which will remain zoned A2- General Agriculture.
3. There shall be ten (10) or fewer employees per shift per rezoned parcels.
4. The uses on this property shall be limited to:

- Agricultural
- Research Facility
- Biomass conversion facility
- Contractor's operation
- Metal-working facility
- Recycling center
- Warehouse
- Motor Vehicle Tow Service (not an impound lot or automobile graveyard)
- Recreational vehicle storage area
- Car wash
- Public safety facility
- Carpet and rug cleaning service
- Electronic data storage or processing center
- Mail service
- Mini-storage

Office
Machinery and equipment center
Water storage tank
Motor vehicle repair shop and sales lot
Seed and Feed store

This new Proffer Statement supersedes prior statement dated August 24, 2021



Bill V. Neff, Owner

ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

- ☒ Complete this application and sign the front and back.
- ☒ Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".

FOR OFFICE USE ONLY

REZ 21-227

Applicant Meeting Date:	Planner:	PROFFERS
Application Fee: \$	Receipt #	Date Received: SEP 9, 2021
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date: Nov 3	BOS Hearing Date: Dec 8

APPLICANT: Bill V. Neff

Check if: Owner: ☐
Contract Purchaser ☐

MAILING ADDRESS: 3570 N. Valley Pike
Rockingham, VA 22802

EMAIL: nafferenterprises@yahoo.com

CONTACT PERSON: Bill or Jeff

DAYTIME PHONE: 540-434-9593

Send notices to you? ☐ If so, include postal and email address: _____

LOCATION: (N S E W) of (Road Name) Kratzer Rd (Route #) 753

approximately _____ miles/feet (N S E W) of (Road Name) PULSES HILL LN

(Route #) 908 in Election District # 2

TAX MAP(S) #: 94-(A)-L110 PRESENT USE: PASTURE/UNIMPROVED

NUMBER OF ACRES IN REZONING REQUEST: 31.76 FROM IIC ZONING TO IIC

INDICATE METHOD OF:

Water Supply
County Water
City Water *
Community System
Well
Cistern

Sewage Disposal
County Sewer
City Sewer *
Community System

Septic System
Alternative (Specify) Alternative waste if needed

* If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.

☒ Signature of Landowner: Bill V. Neff

☒ Signature of Applicant or Agent: Bill V. Neff

ADJOINING LANDOWNERS:

Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at <http://rockingham.gisbrowser.com> and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.

NAME	ADDRESS
ZirKwin Dairy Farms	2693 Longs Pump Rd., Harrisonburg, VA 22802
Conmat Properties C/O R'ham Pre-Cast	3330 Kratzer Rd., Harrisonburg, VA 22802
Landon Investments C/O Alan Leeuwark	P.O. Box 147, Harrisonburg, VA 22802
Rockingham County School Board	P.O. Box 1347, Harrisonburg, VA 22802
Coffman Farms Inc.	2985 Kratzer Rd., Harrisonburg, VA 22802
Phillip & Constance Mason	2126 Pulse Hill Lane, Harrisonburg, VA 22802
Chester & Dorthy Grove	2294 Pulse Lane, Harrisonburg, VA 22802

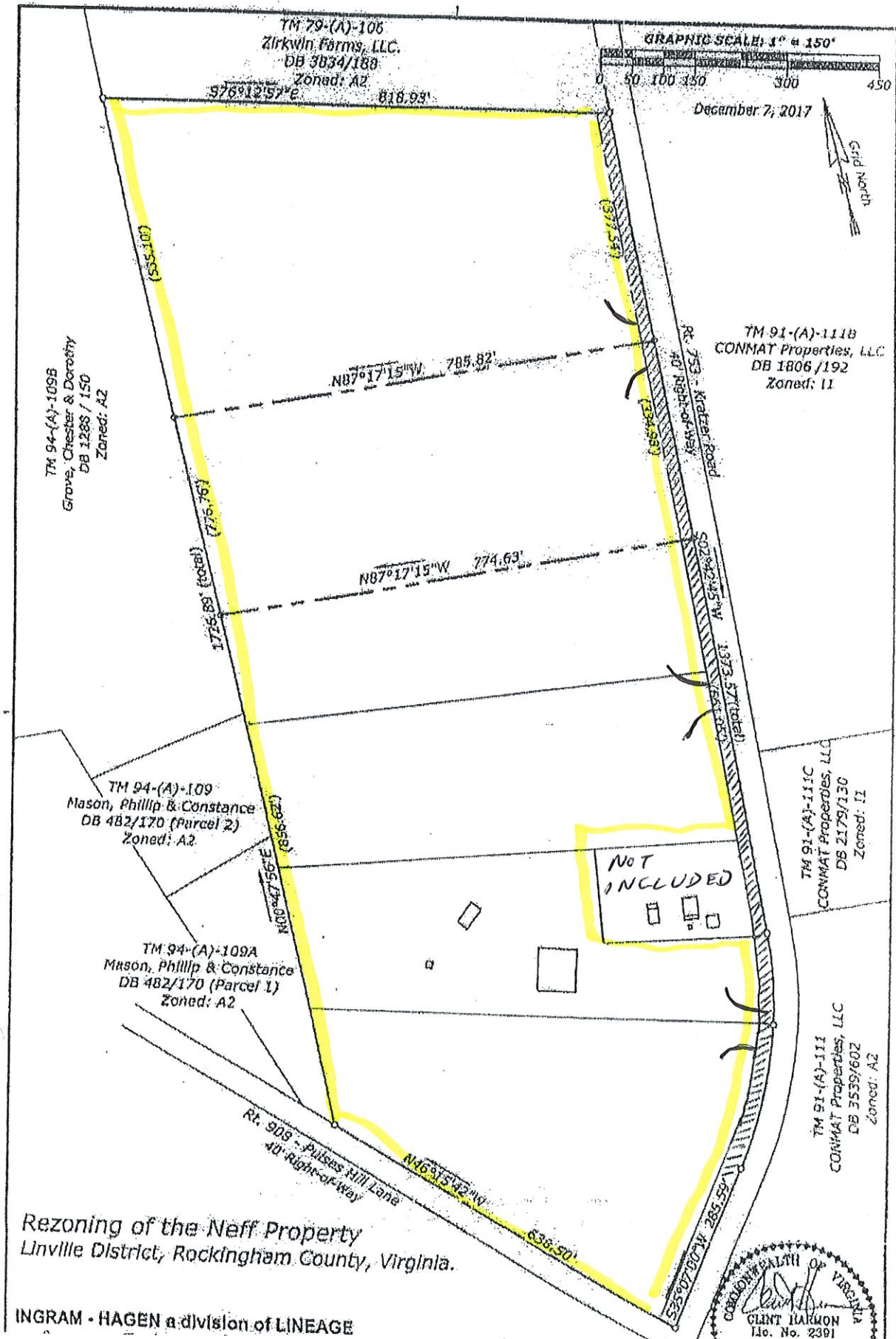
ADJOINING PROPERTY OWNER VERIFICATION

AS APPLICANT FOR THIS REZONING, I Bill V. Neff
Applicant (*PLEASE PRINT NAME*)

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

Signature of Applicant ✓ Bill V. Neff Date: 8-24-2021

* The lot lay-outs are illustration purposes only. Lots may differ.



**ORDINANCE AMENDING SECTION 17-607
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA:

That section 17-607, supplemental standards under the use *Warehouse* be amended as follows:

Warehouse.

(a) In the A-1 and A-2 zoning districts:

~~(1) Storage shall only occur within an agricultural structure at least three (3) years old.~~

~~(2)-(1)~~ All storage shall be located entirely within the structure.

~~(3) No businesses shall be operated inside any agricultural structure used for storage.~~

All other portions of Section 17-607 are re-affirmed.

This ordinance shall be effective from the _____ day of _____, 2021.

Adopted the _____ day of _____ 2021.

Aye

Nay

Abstain Absent

Supervisor Ritchie

District 1

Supervisor Wolfe-Garrison

District 2

Supervisor Chandler

District 3

Supervisor Kyger

District 4

Supervisor Breeden

District 5

Rick L. Chandler
Chairman of the Board of Supervisors

ATTESTE:

Stephen King,
Clerk to the Board of Supervisors

Ordinance Amendment Action:

Staff Recommendation

Dean Wadel has proposed this ordinance amendment which would remove the requirement that a warehouse in the A1 and A2 zoning districts must be in an agricultural structure at least three (3) years old and the restriction that no business shall be operated inside any agricultural structure used for storage. Mr. Wadel operates a wholesale business that purchases local agricultural products for resale to retailers and has need of storage until product can be delivered to the retailers. The use warehouse would still require a special use permit in the A1 and A2 district, giving the Board of Supervisors some control over the size and scope of warehouses in the agricultural districts.



Rockingham County Planning Commission 2022 Regular Meeting Schedule

January 4
February 1
March 1
April 5
May 3
June 7

July 5
August 2
September 6
October 4
November 1
December 6

- All regular meetings shall begin at 6:30 p.m. in the County Administrative Center Board Meeting Room unless otherwise designated by the Commission.
- If a meeting needs to be postponed due to inclement weather or for any reason as determined by the Chairman, or the Vice-Chairman if the Chairman is not available, the meeting will be held the following Tuesday at the same time, unless otherwise determined by the Planning Commission. The postponement will be announced on the County's website and on local radio.

October 27, 2021

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

None.

PLANNING COMMISSION ACTIONS

At its October 5 meeting, the Planning Commission acted on the following items:

Case #	Applicant	Request	Location	Status
REZ21-226	Eastside Self Storage, LLC, C/O Kenneth Wood	Rezone 0.678 acre from A-2 General Agricultural to B-1 General Business.	11658 Model Rd, Elkton VA 22827 Located on the south side of Model Road (Rt. 640) approximately 0.25 mile east of Mt. Olivet Church Road (Rt. 644) Tax Map 129-(A)-L71 & L71A. Election District 5	PC recommended approval; BOS hearing 10/27
REZ21-232	Altitude JMU II, LLC	to rezone an 8.8-acre parcel from A-2 (General Agricultural District) to PMF-C (Planned Multifamily District with Conditions) and PMF-C to PMF-C (Revised Conditions).	northwest of the intersection of Apple Valley Rd. (Rt. 726) and Stone Port Dr. Tax Map 125-(A)- L14 & 125-A-L6A. Election District 4.	PC recommended approval; BOS hearing 10/27
REZ21-239	Atlantic Breeze LLC, Mulligan's Golf Center	rezone 12.67 acres from A-2 General Agricultural to B-1-C General Business with Conditions.	141 Carpenter Ln, Harrisonburg: 700' east of S. Valley Pike and south of the end of Carpenter Lane. Election District 2. Tax Map 123-(A)- L98B1.	PC recommended approval; BOS approved 10/13.
OA21-241		Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section Table 17-702.05. Parking Requirements by Use for Public Safety Facility to be determined during site plan review.		PC recommended approval; BOS hearing 10/27
From September 7 Planning Commission Meeting:				
REZ21-141	Karin Flagle (c/o, Harman Realty, Inc.) Peak Mountain	Rezone from A-1 & A-2 to PSF-C (41.99 acres).	East side of Power Dam Road (Rt 651) approximately 300' south of McGaheysville Rd (Rt 996). TM # 142-(A)-L57, 142B-(A)- L28 and L28A, and 143-(A)-L53; ED #5.	PC tabled on 7/6; PC recommended denial on 9/7; Board hearing on 10/27

PROJECTS AND REPORTS

TRANSPORTATION PROJECT APPLICATIONS

Project # & Name	Location	Project Scope	Funding Program & Status	Cost
#8224 Captain Yancey Road Turn Lane (Route 642)	At intersection with US-340 near Elkton (approx. 0.8 miles)	Construct 200' right-turn lane and 200' taper on Rt. 642 onto US-340 and widen existing railroad crossing to alleviate congestion.	Revenue Sharing Application due 10/8; BOS resolution of support and CIP amendment approved 8/25.	\$15M (local match: \$750K)
#8181 Rawley Springs Road Improvements	Rt. 847 at US-33 and private road in Rawley Springs	Widen Rawley Springs Road (Rt. 847) to 16-18 feet and make drainage improvements.	Revenue Sharing Application due 10/8; BOS resolution of support and CIP amendment approved 8/25.	\$130K (local match: \$65K total)

PRIORITY PROJECTS AND REPORTS

Projects & Committees	Staff Lead(s)	Status	Target Date
Lake Shenandoah Stormwater Authority	Casey, Adam, & Ross	Grant was submitted and is under FEMA review.	Ongoing
Implementation of New Permitting Software	CD & IT Depts.	Project-based work (rezonings, SUPs, code enforcement, deed review, etc.) is underway.	Building Permit portion went live week of October 12; Implementation through 2021
US 33 Arterial Management Plan (East City Line to Elkton Plaza)	Rhonda	Stakeholder interviews in October. Consultant's recommended Intersection improvement options under review.	Study to conclude by late 2021.
Rockingham Bicycle Advisory Committee (RBAC)	Rhonda	Will review Bicycle & Pedestrian Plan during next meeting to identify potential updates.	TBD
Ongoing Review/Tasks	Staff Lead(s)	Status	
Deed Review	Kelly & Carley	17 deeds under review as of 10/20/21.	
Violations	Kelly & Carley	64 active complaints & 25 cases pending legal action as of 10/20/21.	
Environmental (E&S, Stormwater) Plan Review	Adam	13 plans under review & 56 approved and awaiting permit issuance, as of 9/2/2021	
Environmental Inspections	Adam	274 inspections conducted by between 8/03/2021 – 9/02/2021	
Building Inspections & Plan Review	Joe	1,796 building/other inspections conducted in September 52 plans under review as of 9/30/21. September average daily inspections: 81.64	

SITE PLAN SUBMITTALS (Ross Morland)

Project Name	Location	Proposed Use	Description	Status	Election District
Walgreen Timberville	317 South Main St (VA 42), Timberville	Pharmacy	2,560 sf standalone building	Approved	1 & Town
Broadway Pool Additions & Renovations	102 South Sunset Drive, Broadway	Pool facility	Additions and renovations to existing pool buildings and grounds	Approved	1 & Town
Rockingham Petroleum – Broadway	Southeastern corner of intersection of East Springbrook Road (VA 1421) and Mayland Road (VA 259), Broadway	Gas station	5,600 sf convenience store with 18 fuel pumps	Awaiting corrections and resubmittal	1 & Town
Highview Estates	Just beyond north City line on east side of VA 42 N.	Single-family & duplex lots	34 lots	On hold - Applicant to meet with County to review options following City's denial of water and sewer	2
Continental Express	West side of South Valley Pike (US 11), near intersection of Cecil Wampler Rd (VA 704)	Transportation facility	10,000 sf office and maintenance building	Awaiting corrections and resubmittal	2
AIA USA – Early Grading Plan	Eastside of Research Drive (Innovation Village) off North Valley Pike (US 11), 0.45 mile north of intersection of Mt. Clinton Pike	Industrial facility	Stormwater conveyance plan for future industrial facility (61 ac.)	Approved	2
North End Emergency Response Station	1589 North Valley Pike (US 11), Harrisonburg	Fire station	13,400 sf building	Awaiting corrections and resubmittal	2
Mulligan's Golf Center	141 Carpenter Lane, Harrisonburg	Pro shop and driving range	2,600 sf pro shop addition and second tier tee	Awaiting corrections and resubmittal	2
Stoney Ridge Estates Phase 1	Eastside of Pike Church Road (VA 701), 0.33 miles north of Corporate Drive (VA 951)	Multi-family	62 duplex units and 124 townhome units	Under review	2
Rockingham Coop Dayton Mill Expansion	114 Meigs Lane, Dayton	Warehouse and silos	5,032 sf warehouse addition and 5 silos	Under review	2 & Town
Shady Creek Phases 3-7	East side of East Side Highway (US 340), about 0.1 miles north of Randall Road (VA 695)	Single-family and townhome lots	163 lots	Awaiting corrections and resubmittal	3
4400-4500 Early Road	4400-4500 Early Road, Mt. Crawford	Warehouse	300,000 sf warehouse	Awaiting corrections and resubmittal	4
Parsons Court Extension	South side of Friedens Church Rd (VA 257), 0.35 mile east of South Valley Pike (US 11)	Road extension	1,285 linear feet of roadway and utilities	Under review	4

Crownpoint Senior Living	Southwest side of Apple Valley Road (VA 726) in Stone Spring (VA 280) UDA	Multi-family	8 duplex units and 124 apartment units	Awaiting corrections and resubmittal	4
Merck Solar Facility	2778 South Eastside Highway, Elkton	Solar facility	22.2 acres (11.8 acres under panel)	Awaiting corrections and resubmittal	5

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	Case #	Applicant	Request	Election District
2020	1/8/20	19-286	Soil Health Technologies	Composting site (like use to a refuse and recycling center)	2
2020	9/9/20 & 10/28/20	20-127	Caden Energix	Large-scale solar facility	1
2020	12/9/20	20-297	Todd White	Two additional dwellings	3
2021	6/9/21	21-075	Hank Hensley	Small contractor business	3

REZONING REQUEST(S)					
Year Tabled	Date Tabled	Case #	Applicant	Request	Election District
2021	10/13/21	21-191	Stoneleigh Associates LLC	Proposed proffers would place all parcels under one uniform proffer statement with the uses updated to reflect the County's current land use table.	3
2021	10/13/21	21-192	Great Eastern Resort Corporation	Amending the Master Plan by changing 9.98 acres of Blue Ridge Acres (labelled as Type NN), from Area A (single-family dwelling) use to Area B (townhouse) use	5

ORDINANCE AMENDMENT(S)				
Year Tabled	Date Tabled	OA #	Applicant	Request
2021	7/14/21	21-202 & 21-203	-	Large Solar Energy Facility Ordinance & Policy, Small Solar Energy Facility Ordinance